



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 27, 2016
AGENDA DATE: August 3, 2016
PROJECT ADDRESS: 1210 Shoreline Drive (MST2016-00091)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Kelly Brodison, Assistant Planner

I. PROJECT DESCRIPTION

The 5,796 square-foot site is currently developed with 2,775 square-foot three-story single family residence with a 158 square-foot basement, a 416 square-foot attached two-car garage and a 110 square-foot storage shed. The proposed project involves exterior alterations including expansion of second and third level decks by 308 square feet, new pipe wood siding on select sections of the façade, relocation and replacement of doors and windows, new garage doors, new site walls, and raising a portion of the roof plate on the east elevation. The project includes a reconfiguration and remodel of the interior spaces that total 3,301 square feet which is 125% of the required maximum floor-to-area ratio (FAR) on an E-3 zone lot in the Coastal Zone.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. Front Setback Modification to allow a second floor deck and a third floor mezzanine to encroach into the 20' required front setback in the E-3 Zone (SBMC §28.15.060.A and §28.92.110.A); and
2. Interior Setback Modification for changes to the existing building height within the 6' required interior yard setback on the east side of the property (SBMC §28.15.060.B and SBMC §28.92.110.A); and
3. Solar Access Modification to allow the changes to the east elevation of the building to exceed solar access height limitations by approximately 1'-2" (SBMC 28.11).

Date Application Accepted: June 30, 2016

Date Action Required: August 29, 2016

III. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the Solar Access Modification and the Interior Setback Modification as proposed. Staff recommends denial of the Front Setback Modification.

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Chris Cottrell	Property Owner:	Katherine Stuva
Parcel Number:	045-214-015	Lot Area:	5,796 square feet
General Plan:	Low Density Residential (Max 5 du/ac)	Zoning:	E-3/SD-3
Existing Use:	One Family Residential	Topography:	~4%

Adjacent Land Uses:

North – Residential (one and two-story)	East - Residential (two-story)
South – Shoreline Park	West - Residential (one-story)

B. PROJECT STATISTICS [if multi-family, list statistics per unit]

	Existing	Proposed
Living Area	2,775 sq. ft.	No Change
Garage	416 sq. ft.	No Change
Accessory Space	110 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 1,959 sf 33.8% Hardscape: 1,364 sf 23.5% Landscape: 2,473 sf 42.7%

V. DESIGN REVIEW

The project was reviewed by the Single Family Design Board on two occasions. At the first meeting of April 4, 2016, the Board asked the architect to restudy the design of the balcony configuration. The applicant was also proposing glass garage doors which Board did not support.

The project was reviewed by the SFDB a second time on May 2, 2016. The applicant revised the project by reducing the width of the proposed deck extension by approximately 1'-6", and the railing was divided in order to break up the massing of the second floor elevation. Also, the applicant proposed awnings above the doors on the first floor sitting room and the second floor dining room which further extend into the front setback. The applicant did not reduce the third-floor deck.

The Board struggled with the overall program of the project due to the fact that the proposal was not adding new square footage. However, felt that the style of architecture and the 125% FAR were difficult to work with given that the house was built before the Neighborhood Preservation Ordinance was created.

The Board was supportive of converting the first-floor shed roof above the sitting room to a deck within the front setback and did not have aesthetic concerns with the interior setback modification to raise the plate height, or the request to exceed the solar height modifications by 1'-2". However, the Board was not in support of the second-floor deck expansion and asked the applicant to further study reducing the massing subsequent to review by the Staff Hearing

Officer. The Board stated that the project appeared to emphasize the bulk of the existing house size and further exacerbate the lack of neighborhood compatibility in the Shoreline Drive neighborhood.

VI. DISCUSSION

A. FRONT SETBACK MODIFICATION

The existing parcel is non-conforming to the required 20 foot front setback on Shoreline Drive. There is a first floor sitting room that encroaches 5 feet into the front setback and the existing second floor deck also encroaches one foot into the front setback.

The applicant is requesting to convert the shed roof of the sitting room into a new second floor deck and increase the existing second story deck for the width of the entire building. In addition, the applicant is also requesting to extend the third floor balcony by 1'-2" into the required 20 foot front setback. This will result in a second and third story decks encroaching into the front setback.

At one point in time Shoreline Drive was a four lane road and was reduced to two car lanes each with a separate bike lane. This resulted in approximately nine feet of additional right of way space between the sidewalk and the front property line of the subject lot.

Because of this large space in the right of way, the encroachment of the existing sitting room is not immediately obvious because although it is only 15 feet from the front property line, it is 24 feet from the back of the sidewalk.

The applicant suggests that this proposal will result in a cohesive design to a deck that is not functional due to the lack of width. Shoreline Park is directly across the street therefore the front setback encroachment will not affect the privacy of neighbors to the south.

Staff is not supportive of any further encroachment into the front setback. The existing house was constructed before the Neighborhood Preservation Ordinance was created and is 3,301 square feet in size on a 5,796 square-foot lot, which is 125% of the required FAR. Staff believes that a reasonable remodel could take place on the property without further encroaching into the front setback and therefore recommends that the Staff Hearing Officer deny the request for the Front Setback Modification.

B. INTERIOR SETBACK MODIFICATION

In 1989 a Modification was approved to permit an addition to be located 4'-9" from the interior property line versus the required six-foot interior setback. The pitched roof lowers to a five-foot plate height on the east side of the building, creating space in the living room that is of limited usefulness. The applicant is requesting to raise the plate height of the second-story to eight feet within the interior setback. This will create a more useable living space in this area of the home. Staff is supportive of this modification because it does not increase the footprint of the existing building within the interior setback and there will be no new openings on that wall. Therefore, Staff recommends that the Staff Hearing Officer approve the request for the Interior Setback Modification.

C. SOLAR ACCESS HEIGHT LIMITATION MODIFICATION

As part of the proposed project and in conjunction with the interior setback modification to raise the second floor plate height, the project will also create a 1'-2" encroachment into the Solar Access Height Limit. The rules and regulation governing the Solar Access Ordinance are contained in Resolution 98-027, which were originally adopted in October 1986, and were amended in March 1998. The Zoning Ordinance allows a Modification of the solar access height limitations in the single family and R-2 zones if the limitations are found to be an unreasonable restriction. If there is an unreasonable restriction, the solar height limit can be increased by six feet. The rules detail the criteria for an unreasonable restriction for second stories as follows:

- 1) All portions of the second story must be within the existing perimeter of the building.
- 2) The horizontal dimension of the portion of the addition that exceeds the solar height limit must be no more than 25 feet, excluding roof overhangs.
- 3) The portion of the addition that exceeds the solar height limit may not cast a shadow on a solar collector at 9:00 a.m., 12:00 p.m. and 3:00 p.m. PST on December 21.
- 4) With the proposed increase in the plate of the existing second story, the amount of sunlight on all south facing windows on any adjacent lot may be no less than the amount of sunlight in the event that the maximum addition in compliance with the solar access height limitations were to be constructed.

The applicant has provided a shadow study demonstrating that the proposed solar access encroachment will not have significant effect on the adjacent neighbor and the neighbor has also provided a letter supporting the request. Staff has reviewed the plans, and found the project meets all four criteria, and has therefore determined that the Solar Access Ordinance poses an unreasonable restriction on remodel of the existing second story; therefore, Staff recommends that the Staff Hearing Officer approve the request for a modification to the Solar Access Height Limit.

VII. FINDINGS AND CONDITIONS

A. FRONT SETBACK MODIFICATION (SBMC §28.15.060.A & §28.92.110.A)

The Staff Hearing Officer finds that the Front Setback Modification for the encroachment of the second- and third-story balconies is not consistent with the purposes and intent of the Zoning Ordinance and is not necessary to secure an appropriate improvement on the lot. The existing structure is already encroaching into the front setback.

B. INTERIOR SETBACK MODIFICATION (SBMC §28.15.060.B & §28.92.110.A)

The Staff Hearing Officer finds that the Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed remodel within the interior setback is appropriate because it allows the interior plate height of the second floor to be raised from five feet to eight feet without adding new square foot or further increasing the encroachment into the setback.

C. SOLAR ACCESS HEIGHT LIMITATION MODIFICATION (SBMC §28.11)

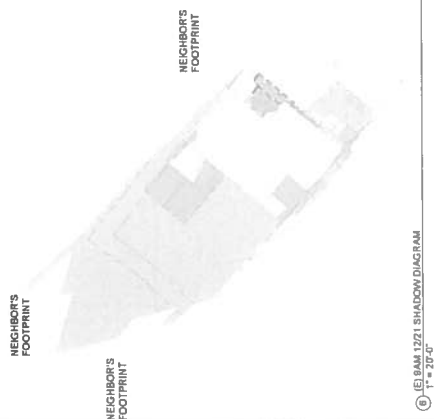
Staff recommends that the Staff Hearing Officer approve the Solar Access Modification, making the findings that the Modification being requested is necessary to prevent an unreasonable restriction for the remodeled second story, in that the project meets the required criteria, and thus would not excessively shade the neighbors to the north east.

Exhibits:

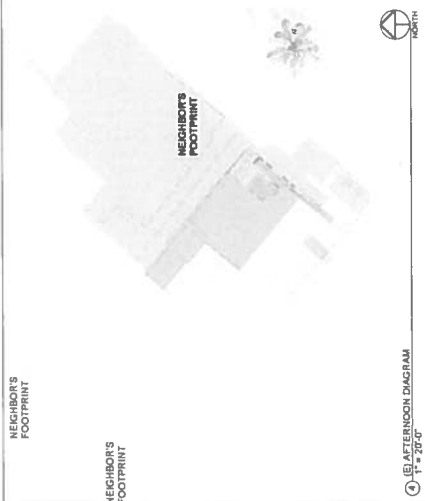
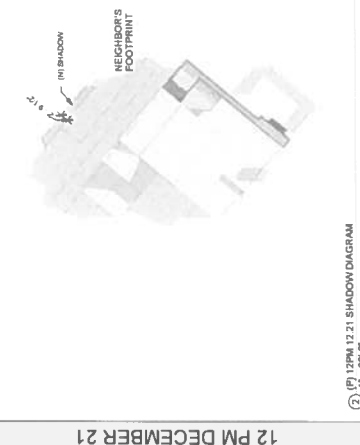
- A. Site Plan
- B. Applicant's letter, dated May 5, 2016
- C. SFDB Minutes

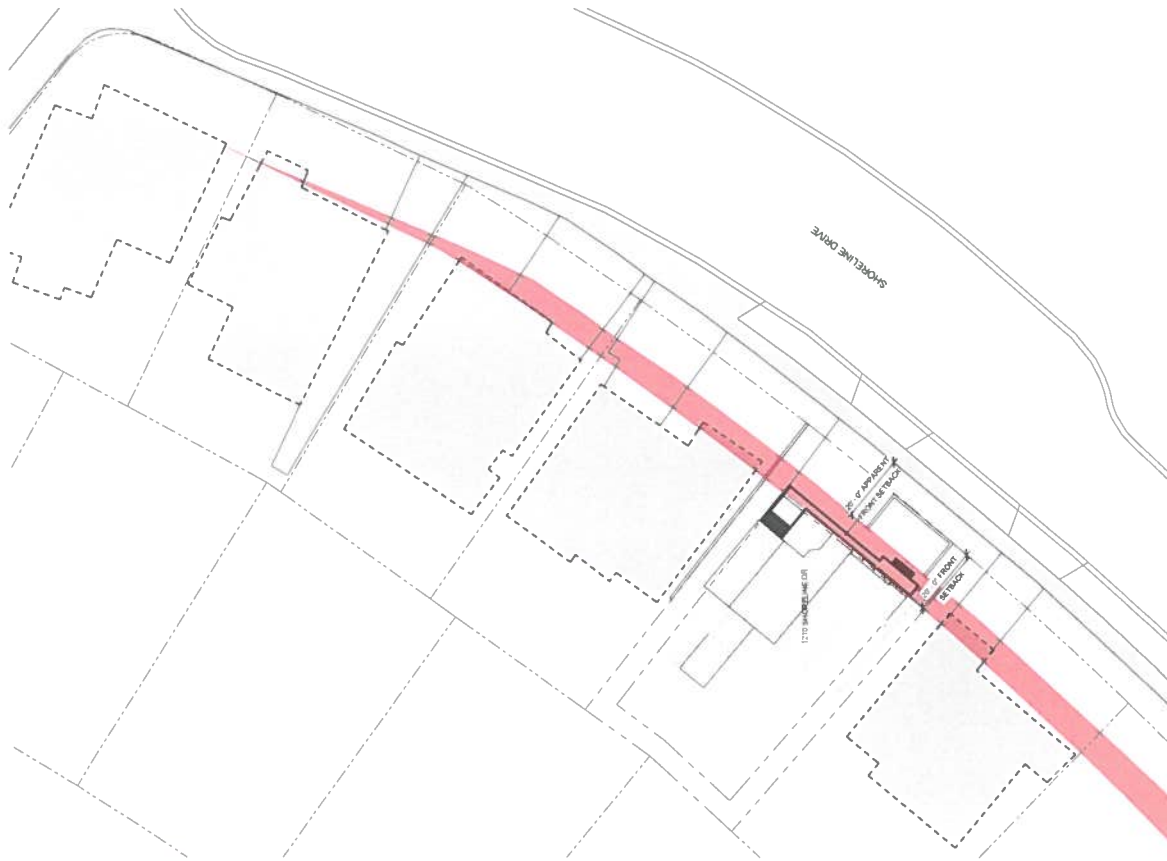
Contact/Case Planner: Kelly Brodison, Assistant Planner
(kbrodison@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
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EXISTING SHADOW DIAGRAMS

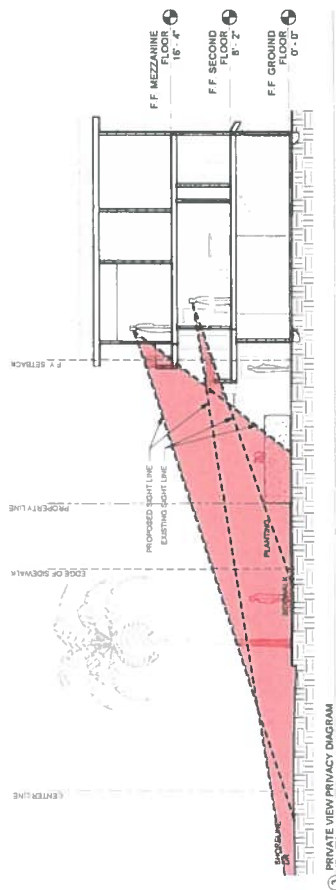


PROPOSED SHADOW DIAGRAMS





1 APPARENT SETBACK EXHIBIT
1/16" = 1'-0"



3 PRIVATE VIEW PRIVACY DIAGRAM



2 PUBLIC VIEW PRIVACY DIAGRAM
1/8" = 1'-0"

May 5, 2016

Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990



Re: Modification Request for 1210 Shoreline Drive, APN 045-214-015, E-3/SD-3

Dear Staff Hearing Officer:

1. Existing Situation and Proposed Project Description

There is an existing house (2,775 sf), attached garage (416 sf) and storage shed (110 sf) on the 5,796 square foot property. A portion of the south-west corner of the house (sitting room) encroaches into the front yard setback, this existing non-conforming condition was approved when the house was substantially remodeled in 1991. All the buildings have building permits according to the City building files. No additional square footage is requested for this project, the changes are all minor revisions to the existing building. The proposal is to remodel the interior of the house with the following exterior changes:

- A. Raise the second story top plate of the northeast wall (living room) 1'-4"
- B. Extend the Second Level Deck 3'-1" into the front yard setback
- C. Convert the roof of the existing non-conforming "Sitting Room" to a deck (no change in footprint)
- D. Extend the Mezzanine Level Deck 1'-3" into the front yard setback

2. Solar Access Modification Request:

A. The modification requested is to allow the living room roof to encroach 1'-4" into the Solar Access Setback. The requested increase in plate height would allow the substandard living room to function in more traditional manner: the existing plate is 5'-0" – this is the main furnishable wall of the living room, and far to short as-is. The Shadow Study (Sheet A03) shows the negligible impact of the increased plate height. The chimney removal reduces the distance of the 3pm shadow spread into the neighboring property. The negligible amount of new shadow created by raising the plate height is similar in area to the amount of shadow created by the existing chimney – which is to be removed.

3. Interior Yard Modification Request:

A. The eastern living room wall is not parallel to the setback line: it is conforming on the south end, but encroaches 11" inches into the interior yard setback on the

north end of the living room. The modification requested is to allow this wall to grow 1'-4" taller – no change in footprint is proposed. This proposed change is the same as above – the increase in height would allow for a more functional living room as described above.

4. Front Yard Modification Request (three items):

B. The modification requested is to allow the second level to encroach 3'-1" into the front yard setback. The main living spaces (dining, kitchen and living room) are arranged on the south side of the residence, facing Shoreline Drive. This deck extension will provide increased sound and privacy screening from the street and park, as well as create a more usable deck space.

C. Convert the roof of the existing non-conforming "Sitting Room" into deck space. This balcony will provide both visual and noise buffers from the street, sidewalk and park for the Dining Room. It concurrently provides additional air flow, light and a perceived increase of space for the Dining Room occupants.

D. Allow the extension of the Mezzanine deck to encroach 1'-2" into the front yard setback. The existing Master Bedroom is small and awkward. While no additional square footage is requested, this change allows for the removal of an awkward angled door from the corner of the Master and the addition of sliders on the South side of the house. This change will provide sound and privacy screening from the street and park, as well as increased air flow and light to the master bedroom.

5. Benefits of the Project

The existing house has significant privacy and noise issues due to its proximity to popular Shoreline Drive and Shoreline Park. The goal of the elements of the project in the front yard setback is to provide an additional buffer from the noise and address these privacy concerns – the new railing raises the line of site from the street. The deck extensions have secondary benefits of:

- A. Providing additional light and air to the living spaces, while increasing the occupant's privacy
- B. Providing more human scaled features for the South façade
- C. Providing more functional spaces for the occupants

The benefit of raising the living room plate is to provide for a more functional living space. The 5'-0" plate height is substandard and awkward – the minor encroachment into the Solar Setback would significantly increase the usability of the living room. It would also allow for a full-height door to the living room deck.

Thank you for your review, we look forward to the Hearing.

Kind regards,

Chris Cottrell, Architect

1210 SHORELINE DRIVE
SINGLE FAMILY DESIGN BOARD MINUTES

April 4, 2016 First Conceptual Review:

Motion: Continued indefinitely to Full Board with comments:

Public comment opened at 3:28 p.m. As no one wished to speak, public comment was closed.

- 1) Restudy the design.
- 2) Study the balcony configuration on the second and third level in relationship to the side yard property line.
- 3) The Board is not in favor of the garage doors being glass.
- 4) The landscaping and garden wall are acceptable.

Action:Pierce/Moticha, 6/0/0. Motion carried. (Bernstein absent).

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May 2, 2016 Second Conceptual Review

Public comment opened at 3:28 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer with the following comments:

- 1) The Board supports the front setback modification for the first floor additions to the sitting room and finds it is aesthetically appropriate.
- 2) The Board supports the interior and solar setback configuration that has been submitted as indicated on A02 at the Section 9.
- 3) A majority of the Board does not support the second floor expansion and grants an indefinite continuance following the Applicant's appearance at the Staff Hearing Officer.
- 4) Return with different configuration to second floor balcony de-emphasizing the horizontal appearance of the proposed wood siding.
- 5) Restudy the glazing fenestration of the wood being proposed.
- 6) A majority of the Board cannot support a translucent garage door as presented.

Action:Miller/Pierce, 6/0/0. Motion carried. (James absent).